

EXHIBIT A



BURBANK
TOWN CENTER

March 25, 2019

Letter sent via Certified Mail w/ Return Receipt
Tracking No.: 7015 0640 0001 9840 6618

Sears - Store #1838
Attn: Real Estate Department
3333 Beverly Road, Dept. 824 RE
Hoffman Estates, IL 60179

RE: 2018/2019 Property Taxes – 1st and 2nd Installment Due
Burbank Town Center

Dear Tenant,

Enclosed with this letter is a copy of the 2018/2019 Property Tax invoice along with the original property tax bill. Please note that \$71,473.62 is currently due for the 1st and 2nd installment.

Please make checks payable to CAPREF Burbank, LLC and mail to the address below.

CAPREF Burbank, LLC
P.O. Box 678949
Dallas, TX 75267-8949

Should you have any question, please feel free to contact me at (818) 566-8556 ext. 109 or send your email to michael.deleon@am.jll.com.

Thank You,

A handwritten signature in black ink, appearing to read "Mike".

Michael I. de Leon
General Manager

BURBANK TOWN CENTER

2018 / 2019 PROPERTY TAX

SEARS UNIT #1838/BURBANK CA.
DEPT. 824 RE B2.221.A
3333 BEVERLY ROAD
HOFFMAN ESTATES, IL 60179

**CAPREF BURBANK, LLC
201 E. MAGNOLIA BLVD., STE. 151
BURBANK, CA 91501**

ACCOUNT #: 11600
SUITE #: 901

COMMON AREA PROPERTY TAX

2018/2019 Property Tax	<hr/>
Parcel # 2460-023-054	249,090.91
Number of Parking Spaces (4.6/1,000 SF)	<hr/> 536
Total Parking Spaces	1,868
Pro Rata Share %	28.6938%
Annual Pro Rata Share	<hr/> 71,473.62
1st Installment Due 12/10/18	35,736.81
2nd Installment Due 4/10/19	35,736.81

2018

ANNUAL SECURED PROPERTY TAX BILL
 CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019
 JOSEPH KELLY, TREASURER AND TAX COLLECTOR
 FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT lacountypropertytax.com

2018

PROPERTY IDENTIFICATION	ASSESSOR'S ID NO.	DETAIL OF TAXES DUE FOR	ASSESSOR'S ID NO	YR SEQ	CK
ASSESSOR'S ID. NO.: 2460 023 054 18 000		2460 023 054 18 000	2460 023 054	18 000	60
OWNER OF RECORD AS OF JANUARY 1, 2018		GENERAL TAX LEVY			
SAME AS BELOW		ALL AGENCIES		1.000000	\$
MAILING ADDRESS		VOTED INDEBTEDNESS			
		METRO WATER DIST		.003500	\$
CAPREF BURBANK LLC LESSEE		COMMUNITY COLLEGE		.046213	721.73
EE ACQUISITIONS LLC LESSOR		UNIFIED SCHOOLS		.050954	9,529.57
C/O CYPRESS REAL ESTATE PARTNERS		DIRECT ASSESSMENTS			10,507.21
8333 DOUGLAS AVEA STE 975		FLOOD CONTROL	(626) 458-5165		1,162.84
DALLAS TX 75225-5895		COUNTY PARK DIST	(833) 265 2600		812.05
ELECTRONIC FUND TRANSFER (EFT) NUMBER		LACO VECTR CNTRL	(800) 273-5167		13.09
IC# 19 2460 023 054 5 YEAR:18 SEQUENCE:000 0		BURBANK P-BID	(818) 238-5180		20,096.20
PIN: 4SP635		XWD STANDBY #5	(866) 807-6864		38.48

SPECIAL INFORMATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION	TOTAL TAXES DUE	\$249,090.91
550 N 1ST ST BURBANK CA	FIRST INSTALLMENT TAXES DUE NOV. 1, 2018	\$124,545.46
P N 258-18-27 LOT 11	SECOND INSTALLMENT TAXES DUE FEB. 1, 2019	\$124,545.45

VALUATION INFORMATION		
ROLL YEAR 18-19	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	4,837,014	4,837,014
IMPROVEMENTS	15,783,960	15,783,960

ASSESSOR'S REGIONAL OFFICE	VALUATION INFORMATION
REGION #28 INDEX: TRA:02536	ROLL YEAR 18-19 CURRENT ASSESSED VALUE TAXABLE VALUE
SPECIAL PROPERTIES	LAND 4,837,014 4,837,014
500 W TEMPLE STREET RM. 180	IMPROVEMENTS 15,783,960 15,783,960
LOS ANGELES CA 90012	
(213)974-3108	
ACCT. NO.: 3046 PRINT NO.: 18046 BILL ID.:	TOTAL LESS EXEMPTION 20,620,974
	NET TAXABLE VALUE 20,620,974

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
 DO NOT INCLUDE NOTES WITH YOUR PAYMENT
 DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

ANNUAL

2018

FOR MAILING ADDRESS CHANGE PLEASE MARK BOX BELOW AND COMPLETE FORM ON REVERSE SIDE OF THIS PAYMENT COUPON	CAPREF BURBANK LLC LESSEE 8333 DOUGLAS AVEA STE 975 DALLAS TX 75225-5895	ASSESSOR'S ID NO	YR SEQ	CK	PK
		2460 023 054	18 000	60	2
		2 ND INSTALLMENT DUE			INDICATE AMOUNT PAID
		\$124,545.45			

PAYMENT DUE 02/01/19 →
 IF NOT RECEIVED OR POSTMARKED BY 04/10/19
 REMIT AMOUNT OF \$137,009.99

MAKE PAYMENT PAYABLE TO:
 Please write the ASSESSOR'S ID. NO.
 on the lower left corner of your payment
 30839

LOS ANGELES COUNTY TAX COLLECTOR
 P.O. BOX 54018
 LOS ANGELES, CA 90054-0018

19318000024600230540012454545001370099963920410

2ND

DETACH AND MAIL THIS STUB WITH YOUR 1ST INSTALLMENT PAYMENT
 DO NOT INCLUDE NOTES WITH YOUR PAYMENT
 DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

ANNUAL

2018

FOR MAILING ADDRESS CHANGE PLEASE MARK BOX BELOW AND COMPLETE FORM ON REVERSE SIDE OF THIS PAYMENT COUPON	CAPREF BURBANK LLC LESSEE 8333 DOUGLAS AVEA STE 975 DALLAS TX 75225-5895	ASSESSOR'S ID NO	YR SEQ	CK	PK
		2460 023 054	18 000	60	1
		1 ST INSTALLMENT DUE			INDICATE AMOUNT PAID
		\$124,545.46			

PAYMENT DUE 11/01/18 →
 IF NOT RECEIVED OR POSTMARKED BY 12/10/18
 REMIT AMOUNT OF \$137,000.00

MAKE PAYMENT PAYABLE TO:
 Please write the ASSESSOR'S ID. NO.
 on the lower left corner of your payment
 40848

LOS ANGELES COUNTY TAX COLLECTOR
 P.O. BOX 54018
 LOS ANGELES, CA 90054-0018

18418000024600230540012454546001370000064811210

1ST